027.0	0004	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,102,800	/	1,102,800
USE VALUE:	1,102,800	/	1,102,800
ASSESSED:	1,102,800	/	1,102,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-54A	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHILLEMI JUSTIN
Owner 2:	
Owner 3:	
Street 1:	54 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERRARA WILLIAM -
Owner 2:	-
Street 1:	54 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2483 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5193.000	637,300	4,900	460,600	1,102,800
Total Card	0.119	637,300	4,900	460,600	1,102,800
Total Parcel	0.119	637,300	4,900	460,600	1,102,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.14 | /Parcel: 444.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18894
GIS Ref	
GIS Ref	
Insp Date	07/06/17

!2291!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	637,300	4900	5,193.	460,600	1,102,800		Year end	12/23/2021
2021	104	FV	609,400	4900	5,193.	460,600	1,074,900		Year End Roll	12/10/2020
2020	104	FV	609,500	4900	5,193.	460,600	1,075,000	1,075,000	Year End Roll	12/18/2019
2019	104	FV	443,700	4900	5,193.	489,400	938,000	938,000	Year End Roll	1/3/2019
2018	104	FV	443,700	4900	5,193.	357,000	805,600	805,600	Year End Roll	12/20/2017
2017	104	FV	416,900	4900	5,193.	310,900	732,700	732,700	Year End Roll	1/3/2017
2016	104	FV	416,900	4900	5,193.	264,900	686,700	686,700	Year End	1/4/2016
2015	104	FV	372,900	4900	5,193.	259,100	636,900	636,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:17:55

LAST REV

Date	Time
08/04/17	09:16:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRARA WILLIAM	49544-542		6/1/2007		555,000	No	No		
FERRARA HENRY/E	26802-289		11/5/1996			No	No		A

USER DEFINED

Prior Id # 1:	18894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2013	506	Re-Roof	12,200	C				
1/6/2010	10	Alterati	1,000					NEW CLOSETS
9/29/2009	915	Redo Kit	20,000					
10/6/1994	512	Manual	10,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
8/15/2007	MLS	HC	Helen Chinal
10/27/2000	Hearing Chag	163	PATRIOT
3/28/2000	Meas/Inspect	264	PATRIOT
9/27/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5193		Sq. Ft.	Site		0	80.	1.11	1									460,632						460,600	

Total AC/HA:	0.11921	Total SF/SM:	5193	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,632	Spl Credit		Total: 460,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07287550
Const Adj.:	0.98000199
Adj $ / SQ:	189.256
Other Features:	141300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714511
Depreciation:	77167
Depreciated Total:	637344

COMMENTS

OF=SINK IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

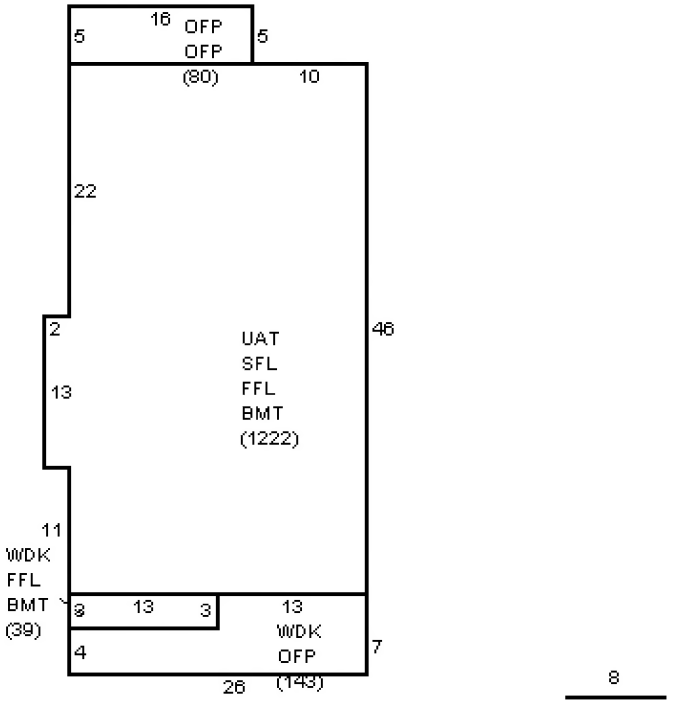
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.26
Special Features:	0	Val/Su Net:	140.53
Final Total:	637300	Val/Su SzAd	256.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,261	56.780	71,595
FFL	First Floor	1,261	189.260	238,651
SFL	Second Floor	1,222	189.260	231,270
UAT	Upper Attic	306	75.700	23,127
OFP	Open Porch	303	21.510	6,517
WDK	Deck	182	11.260	2,050

Net Sketched Area:	4,535			Total:	573,210
Size Ad	2483	Gross Area	5451	FinArea	2483

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1921	21.58	T	40	104			4,900			4,900

More: N	Total Yard Items:	4,900	Total Special Featues:		Total: 4,900